

The Seabrook Planning and Zoning Commission met on Tuesday, January 15, 2019 at 8:07 PM in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DODIE MILLER	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 8:07 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

The following people expressed comments and concerns:

Hank Kidd (Staple Street, Old Seabrook), Bonnie Frade, Josh Perrella (North Flamingo Drive), Theresa Myers (Lakeside/Lakeway Dr.), Jeff McLaughlin (Waterway Dr.), Jennifer Baboolal (Orleans Lane/Waterway), Kimberly Rowland (Orleans Lane), Pam Latiolais (Scenic Shore Dr.), Randy Nettles (Orleans Lane), Tom Diggelman (Acadiana Lane), Mark Deltoro (Orleans Lane), Melanie Deemer (Waterway Dr.), Ruch Deemer (Waterway Dr.), Ed Van Blarcom (Lake Cove).

Some of the concerns & comments expressed were about (1.) the rezoning of the residential areas to a commercial zone (2.) the need to postpone rezoning until after SH146 expansion (3.) the possibility of property values going down due to rezoning (4.) losing the wetlands, animals, & bird sanctuary and (5.) to further develop what's already available in Seabrook zoned as commercial.

Chairman Renola closed public comments at 8:51 p.m.

2.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

2.1 Consider and take all appropriate action on recommendation to City Council to amend the Zoning Code of the City of Seabrook, deleting in its entirety Section 3.09 “C-S Commercial Special District” creating and replacing such section for creation of a newly created zoning district “SH 146 South Commercial District”, revising the Official Zoning Map and Land Use Matrix for such purpose.

Community Development Director, Sean Landis, stated that this item was specifically for the South District and for modifications to the land use matrix, the text, and regulations created around this district only.

Board member Mike Dehart suggested to wait on this item and not vote on this item tonight. Mr. Landis stated that at this point in time, the design of State Highway 146 is a commitment. The contractor will start construction on the bridge on February 13. The contract has been issued and signed. The alignment and design of State Highway 146 is concrete at this point. Board member Rosebud Caradec stated that this agenda item is important because this is where construction will start, therefore it would be beneficial to firm things up for existing businesses and residents and give them some peace of mind.

Motion to approve made by Tracie Soich and seconded by Darrell Picha. The board took a vote:

Ayes – Gary Renola, Rosebud Caradec, Tracie Soich, Darrell Picha, Greg Aguilar, Dodie Miller
Nays – Mike DeHart

MOTION CARRIED BY MAJORITY VOTE

2.2 Consider and take all appropriate action on recommendation to City Council to amend the Zoning Code of the City of Seabrook, creating new zoning district “SH 146 Main Commercial District”, revising the Official Zoning Map and Land Use Matrix for such purpose.

Community Development Director, Sean Landis, stated that after hearing everyone’s public hearing comments & concerns, staff’s recommendation would be to revisit this item after development occurs within the 146 corridor and if the board was willing to approve this item with the modification to the map to keep the residential areas zoned what they are currently zoned as residential.

Motion made by Tracie Soich and seconded by Dodie Miller.

Motion to approve the text and land use matrix in item 2.2 as presented with the exception that none of the residential areas adjacent to Waterway & Orleans Drive, Scenic Shore & Palm Bay Circle, and Loganberry Circle be rezoned to commercial.

MOTION CARRIED BY UNANIMOUS VOTE

2.3 Consider and take all appropriate action on recommendation to City Council to amend the code of the City of Seabrook, Comprehensive Zoning Ordinance, repealing in its entirety current provisions for Off-Street Parking, Loading, Ingress and Egress, Landscaping and Safety Requirements and providing for a new title.

Motion made by Tracie Soich and seconded by Darrell Picha.

To approve as presented.

MOTION CARRIED BY UNANIMOUS VOTE

2.4 Consider and take all appropriate action on recommendation to City Council to amend the code of the City of Seabrook, Comprehensive Zoning Ordinance, deleting landscaping and buffering requirements from article 5, "Off-Street Parking, Loading, Ingress and Egress" and recodifying such requirements by creation of a new article 7 entitled "Landscaping and Buffering Requirements".

Motion made by Darrell Picha and seconded by Tracie Soich.

To approve as presented. The board took a vote:

Ayes – Tracie Soich, Darrell Picha, Greg Aguilar, Rosebud Caradec, Gary Renola

Nays – Dodie Miller, Mike Dehart


MOTION CARRIED BY MAJORITY VOTE

Motion was made by Tracie Soich and seconded by Dodie Miller.

To adjourn the January 15, 2019 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 9:20 p.m.

APPROVED THIS 21st DAY OF FEBRUARY, 2019.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant